

Δ 14°31'35"
R 530.00'
L 134.37'
T 67.55
Ch B N54°45'47"E
Ch L 134.01

LINE No.	BEARING	LENGTH
L1	N31°00'04"W	41.72
L2	S86°43'19"W	21.40
L3	S47°30'00"W	47.04
L4	N35°17'20"W	16.91
L5	N69°12'23"W	46.57
L6	S20°41'46"W	31.31
L7	S59°10'51"W	47.50

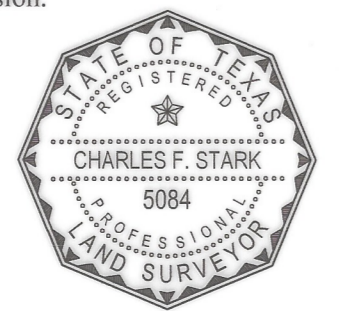
POINT OF BEGINNING
NORTH: 6955906.070
EAST: 2225555.455
NAD 83, ZONE 4202 (GRID)

NOTE:
OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED C.F. STARK RPLS 5084

KNOW ALL MEN BY THESE PRESENTS:

This is to certify that I, **Charles F. Stark**, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Charles F. Stark
10/14/21
Charles F. Stark R.P.L.S.
Texas Registration No. 5084



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS
Lila Deakle
202143914
11/09/2021 11:14 AM
Fee: 75.00
Lila Deakle, County Clerk
Parker County, Texas
PLAT

GENERAL NOTES:

- No portion of subject property lies within a FEMA designated flood plain area. Flood Insurance Rate Map 48367 C 0425 E. Effective date September 26, 2008.
- Basis of Bearing for this plat is the Final Plat of Lots 1 & 2, Block A, Crown Pointe Addition as recorded in Cabinet D, Slide 73, Plat Records Parker County, Texas.
- Coordinates shown hereon are referenced to the Texas State Plain Coordinate System, NAD83, Texas North Central Zone.
- All Lots in the subdivision shall have a 25' Front Building Line and a 10' Side & Rear Building Line.
- According to the plat recorded in Cabinet E, Slide 330, P.R.P.C.T. there exists a blanket mutual access and shared parking easement over Lots 3R-1, 3R-2, 3R-3R, 3R-4R AND 3R-5R, Block A to the benefit of each lot. This mutual access and shared parking easement shall be a covenant running with the land and pass to all subsequent owners.

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET **F** SLIDE **82**
DATE **11/9/2021**

OWNER:
LU PROPERTIES, LLC
1419 Claiborne Lane
Aledo, Texas 76008



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 296-9752
DATE SEPT. 2019
SHEET
1 of 1

Owner Dedication:
Now therefore, know all men by these presents:
That LU PROPERTIES, LLC, acting herein by and through its duly authorized officer, does hereby certify and adapt this plat designating the herein above described property as Lot 3R-3R, Lot 3R-4R and Lot 3R-5R BLOCK A, CROWN POINTE ADDITION PHASE 2, an addition to the City of Willow Park, Texas and does hereby dedicate to the public use forever, the fire lanes, easements and encumbrances shown hereon.

- LU PROPERTIES, LLC
herein certifies the following:
- The fire lanes are dedicated for fire lane purposes.
 - The public improvements and dedication shall be free and clear of all debt, liens, and/or encumbrances.
 - The easements and public use areas, as shown, are dedicated for the public use forever far the purposes indicated or shown on this plat.
 - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City.
 - The City is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
 - Utility easement may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and the City's use thereof.
 - The City and public utilities shall at all times have a right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems or public use without the necessity of procuring permission from anyone.
 - Any modification of this document shall be by means of plat and shall be approved by the City.
 - The Devon gas pipeline easement (Vol. 2857, Pg. 847) which previously affected subject property has been fully released (Inst. No. 201704318, D.R.P.C.T.)

This plat is approved subject to the conditions herein and to all platting ordinances, rules and resolutions of the City of Willow Park, Texas.

WITNESS, my hand the 21 day of October 2021

LU PROPERTIES, LLC
Louie Lu
Louie Lu, President

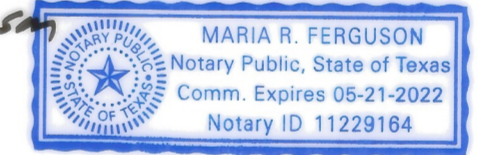
STATE OF TEXAS:
COUNTY OF PARKER:

Before me, the undersigned authority, a notary public, in and for the State of Texas, on this day personally appeared Louie Lu on behalf of LU PROPERTIES, LLC, known by me to be the person whose name is subscribed to the above and forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 21 day of October, 2021

Maria R. Ferguson
Notary Public in and for the State of Texas

Date: 10-21-21



FINAL PLAT
Approved by the City of Willow Park

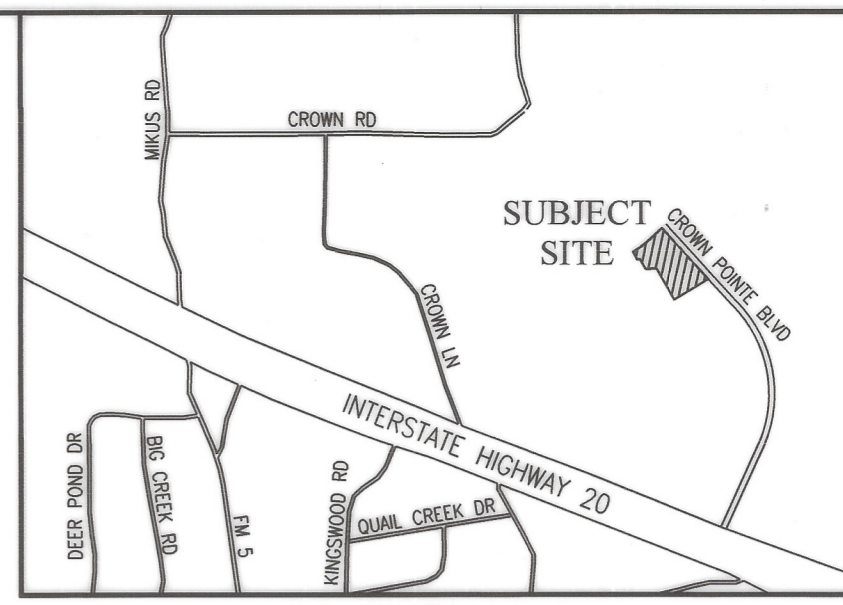
APPROVED BY:
Signed: *[Signature]* 11/4/2021
Mayor date
Signed: *[Signature]* 11/4/2021
City Secretary date



Final Plat
Lots 3R-3R, 3R-4R and 3R-5R, Block A
CROWN POINTE ADDITION PHASE 2

An Addition to the City of Willow Park, Parker County, Texas
Wesley Franklin Survey, Abstract No. 468

Being a Replat of
Lot 3R-3, 3R-4 and 3R-5, Block A
CROWN POINTE ADDITION PHASE 2
An Addition to the City of Willow Park
Parker County, Texas, According to the Plat recorded in
Cabinet E, Slide 330, Plat Records
Parker County, Texas



VICINITY MAP
"NOT TO SCALE"

LEGAL DESCRIPTION

Being a 1.86 Acre tract of land situated in the Wesley Franklin Survey, Abstract No. 468, Parker County, Texas and being all of Lots 3R-3, 3R-4, and 3R-5, Block A, Crown Pointe Addition Phase 2, an addition to the City of Willow Park as recorded in Cabinet E, Slide 330, Plat Records Parker County, Texas.

Beginning at a found 1/2 inch iron rod in the east line of Lot 4R-1R, Block A, Crown Pointe Addition Phase 2 as recorded in Cabinet E, Slide 159, Plat Records Parker County, Texas, said point being the northwest corner of Lot 3R-2, Block A;

Thence North 31°00'04" West with the Lot 4R-1R east line a distance of 41.72 feet to a found 1/2 inch iron rod;

Thence South 86°43'19" West, continuing with the Lot 4R-1R east line a distance of 83.46 feet to a found 1/2 inch iron rod;

Thence North 29°48'47" West, continuing with the Lot 4R-1R east line a distance of 89.42 feet to a found 1/2 inch iron rod;

Thence South 86°43'19" West, continuing with the Lot 4R-1R east line a distance of 21.40 feet to a found 1/2 inch iron rod;

Thence North 27°58'25" West, continuing with the Lot 4R-1R east line a distance of 66.38 feet to a found 1/2 inch iron rod in the south line of JD Towles Drive for the beginning of a curve to the left having a radius of 530.00 feet, a central angle of 14°31'35", and a long chord that bears North 54°45'47" East a distance of 134.01 feet;

Thence along said curve to the left and south line of JD Towles Drive, an arc distance of 134.37 feet to a found 1/2 inch iron rod;

Thence North 47°30'00" East, continuing with the south line of JD Towles Drive, a distance of 155.30 feet to a found 1/2 inch iron rod for the intersection of the JD Towles Drive south line and the west line of Crown Pointe Boulevard;

Thence South 42°30'00" East with the Crown Pointe Boulevard west line a distance of 318.48 feet to a found 1/2 inch iron rod for the northeast corner of Lot 3R-1, Block A;

Thence South 47°30'30" West with the north line of Lot 3R-1 a distance of 47.04 feet to a found 'X' cut in concrete;

Thence South 59°06'52" West with the north line of Lot 3R-1 a distance of 113.63 feet to a found 'X' cut in concrete in the east line of Lot 3R-2 for the northwest corner of Lot 3R-1;

Thence North 35°17'20" West with the Lot 3R-2 east line a distance of 16.91 feet to a found 1/2 inch iron rod;

Thence North 69°12'23" West with the Lot 3R-2 east line a distance of 46.57 feet to a found 1/2 inch iron rod for the northeast corner of Lot 3R-2;

Thence South 20°41'46" West with the Lot 3R-2 north line a distance of 31.31 feet to a found 1/2 inch iron rod;

Thence South 59°10'51" West with the Lot 3R-2 north line a distance of 47.50 feet to the Point of Beginning and Containing 81,019 square feet, 1.86 acres of land, more or less.